

CHAPTER 17.25 – SPECIAL PURPOSE ZONES REVISED: 5/4/11

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17.25.010 Purpose and Intent

- A. The purpose of special purpose zones is to achieve the following:
1. Identify areas suitable for public and private recreational opportunities and facilities on a regional basis, consistent with the General Plan.
 2. Encourage economic development by providing opportunities for tourism and recreation-based businesses to expand and develop in appropriate areas of the County, while minimizing conflicts with adjacent land uses.
 3. Establish development standards for public and private recreational development to protect the public health, safety, and welfare as well as the privacy and quiet of surrounding property owners.
 4. Protect and preserve the established and proposed transportation corridors within the County.
 5. Provide areas for transportation-related facilities and services that do not create a conflict between the existing and future transportation needs of the County.
 6. Identify, protect, and regulate lands set aside as open space, public lands, areas not suitable for development, natural resources, scenic viewsheds, outdoor passive recreation areas, important watersheds, riparian areas and aquifers, and rare, threatened, and endangered species and their habitats.
- B. This Chapter lists the land uses that may be allowed within the special purpose zones established by Section 17.12.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.
- C. The purpose of the Special Purpose zones and the manner in which they are applied is as follows:
1. **Recreational Facilities, Low-Intensity (RFL).** The RFL, Low-Intensity Recreational Facilities Zone is intended to regulate and promote dispersed recreational and tourist accommodating uses and activities primarily in Rural Regions or Rural Centers of the County where such uses are compatible with

adjacent or nearby rural residential development. Uses include but are not limited to camping, picnicking, equestrian staging, and river put-in and take-out.

2. **Recreational Facilities, High-Intensity (RFH).** The RFH, High-Intensity Recreational Facilities Zone is intended to regulate and promote recreational uses and activities with high concentrations of people or activities of a more urban nature, such as recreational vehicle parks, sports fields and complexes, and amusement parks or facilities that are primarily located in Community Regions and Rural Centers. This zone also includes that land set aside for active recreational purposes as part of a subdivision, development plan, specific plan, or other discretionary process.
3. **Transportation Corridor (TC).** The TC, Transportation Corridor Zone, is intended to protect and preserve established and identified future transportation corridors within the County, including corridors for motor vehicle, bicycle, hiking, equestrian, and rail transportation.
4. **Open Space (OS).** The OS, Open Space Zone, is intended to identify and protect land set aside for passive open space purposes including, but not limited to, the protection of rare and endangered plant or animal habitat; wildlife habitat, such as critical winter deer range and migration corridors; riparian areas; oak woodlands; visual resources as a part of a development plan or along a designated scenic corridor; and watersheds and groundwater recharge areas. Intensive agriculture is not compatible, although low intensity agriculture such as seasonal grazing may be compatible. Recreational uses that have little impact and do not require substantial permanent structures or facilities are also compatible.

The OS Zone can also designate land set aside to protect agricultural lands covered by an open space easement or as a part of a development plan in an Agricultural District, as identified on the General Plan land use maps, or on other identified agricultural lands.

17.25.020 Matrix of Permitted Uses

Uses are permitted in Special Purpose zones subject to the requirements of this Title as designated in Table 17.25.020 below: